City of San Antonio

Legislation Details (With Text)

File #:	20-3331
Type:	Zoning Case
	In control: City Council A Session
On agenda:	6/4/2020
Title:	ZONING CASE Z-2020-10700038 (Council District 1): Ordinance amending the Zoning District Boundary from "R-6 H UC-5 AHOD" Residential Single-Family Tobin Hill Historic Main Avenue/McCullough Avenue Urban Corridor Airport Hazard Overlay District and "R-6 H AHOD" Residential Single-Family Tobin Hill Historic Airport Hazard Overlay District to "RM-5 H UC-5 AHOD" Residential Mixed Tobin Hill Historic Main Avenue/McCullough Avenue Urban Corridor Airport Hazard Overlay District and "RM-5 H AHOD" Residential Mixed Tobin Hill Historic Airport Hazard Overlay District on Lot 10 and the east 12 feet of Lot 11, Block 5, NCB 2995, located at 319 East Courtland Place and 321 East Courtland Place. Staff and Zoning Commission recommend Approval.
Sponsors:	
Indexes:	
Code sections:	
Attachments:	1. Map, 2. Draft Ordinance, 3. Zoning Minutes, 4. Ordinance 2020-06-04-0375

Date	Ver.	Action By	Action	Result
6/4/2020	1	City Council A Session		

DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 1

SUBJECT:
Zoning Case Z-2019-10700038

SUMMARY:
Current Zoning: "R-6 H UC-5 AHOD" Residential Single-Family Tobin Hill Historic Main Avenue/McCullough Avenue Urban Corridor Airport Hazard Overlay District and "R-6 H AHOD" Residential Single-Family Tobin Hill Historic Airport Hazard Overlay District

Requested Zoning: "RM-5 H UC-5 AHOD" Residential Mixed Tobin Hill Historic Main Avenue/McCullough Avenue Urban Corridor Airport Hazard Overlay District and "RM-5 H AHOD" Residential Mixed Tobin Hill Historic Airport Hazard Overlay District

BACKGROUND INFORMATION:
Zoning Commission Hearing Date: May 5, 2020

Case Manager: Justin Malone, Planner

Property Owner: Jonathan and Stephanie Buckingham

Applicant: Jonathan and Stephanie Buckingham

Representative: Jonathan and Stephanie Buckingham

Location: 319 East Courtland Place and 321 East Courtland Place

Legal Description: Lot 10 and the east 12 feet of Lot 11, Block 5, NCB 2995

Total Acreage: 0.1370

Notices Mailed
Owners of Property within 200 feet: 29
Registered Neighborhood Associations within 200 feet: Tobin Hill Community Association
Applicable Agencies: None.

Property Details
Property History: The property was annexed by the City of San Antonio in 1905 and was part of the original 36 square miles of the 1938 City Limits and was originally zoned "D" Apartment District. The subject property was rezoned by Ordinance 83331, dated December 14, 1995 to "R-1" Single Family Residence District. Under the 2001 Unified Development Code, established by Ordinance 93881, dated May, 03, 2001, the properties zoned "R-1" Single Family Residence District converted to the current "R-6" Single-Family Residential District.

Topography: The property does not include any abnormal physical features such as slope or incursion in a flood plain.

Adjacent Base Zoning and Land Uses
Direction: North
Current Base Zoning: "R-6"
Current Land Uses: Residential homes

Direction: South
Current Base Zoning: "R-6"
Current Land Uses: Residential homes

Direction: East
Current Base Zoning: "IDZ"
Current Land Uses: 9 residential dwelling units

Direction: West
Current Base Zoning: "MF-33"
Current Land Uses: Multi-family residence

Overlay and Special District Information:
"AHOD"
All surrounding properties carry the "AHOD" Airport Hazard Overlay District, due to their proximity to an airport or approach path. The "AHOD" does not restrict permitted uses, but can require additional review of

construction plans by both the Development Services Department and the Federal Aviation Administration.

Transportation
Thoroughfare: Courtland Place
Existing Character: Local
Proposed Changes: None

Public Transit: VIA bus routes are within walking distance of the subject property.
Routes Served: 5, 20 and 204

Traffic Impact: A TIA cannot be determined at this time.

Parking Information: The minimum parking requirement for single-family residential is 1 space per resident.

ISSUE:
None.

ALTERNATIVES:
Current: The present zoning district designation of "R-6" Residential Single-Family are designed to provide areas for medium- to high-density, single-family residential uses where adequate public facilities and services exist with capacity to serve development. This district is composed mainly of areas containing single-family dwellings and open area where similar residential development seems likely to occur. Residential single-family provides minimum lot size and density requirements in order to preserve neighborhood character.

Proposed: The proposed zoning district designation of "RM-5" Residential Mixed District provides areas for medium to high-density residential uses where adequate public facilities and services exist with capacity to serve development. This district is composed mainly of areas containing a mixture of single-family, two-family and multi-family dwellings and open space where similar residential development seems likely to occur. The district regulations are designed to encourage a suitable neighborhood environment for family life by including among the permitted uses such facilities as schools and churches; and to preserve the openness of the area by requiring flexible yard and area standards. Mixed residential districts provide flexible density requirements in order to allow for market and design flexibility while preserving the neighborhood character and permitting applicants to cluster development in order to preserve environmentally sensitive and agricultural land areas.

FISCAL IMPACT:
None.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:
The subject property is located within the Midtown Regional Center and is located within ½ mile of a Premium Transit Corridor.

RECOMMENDATION:
Staff Analysis and Recommendation: Staff and Zoning Commission (11-0) recommend Approval.

Criteria for Review: According to Section 35-421, zoning amendments shall be based on the approval criteria below.

1. Consistency:
The subject property is located within the Midtown Area Regional Center Plan and is currently designated as

"Urban Low Density Residential" in the future land use component of the plan. The requested "RM-5" base zoning district is consistent with the future land use designation.

2. Adverse Impacts on Neighboring Lands:
Staff does not find evidence of likely adverse impacts on neighboring lands in relation to this zoning change request. The proposed "RM-5" is a good transitional zoning between the existing "IDZ" and "MF-33".

3. Suitability as Presently Zoned:
The current "R-6" Single-Family Residential District is an appropriate zoning for the property and surrounding area. The proposed "RM-5" Residential Mixed District is also appropriate within this mixed block of "IDZ" and "MF-33".

4. Health, Safety and Welfare:
Staff has not found indication of likely adverse effects on the public health, safety, or welfare.

5. Public Policy:
The proposed rezoning does not appear to conflict with the following goals, principles, and objectives of the Midtown Area Regional Center Plan:

Goal 2: Housing
Preserve and revitalize the neighborhoods' unique mix of quality housing.

Objective 2.1: Education
Educate the community, both residents and San Antonio as a whole, about ways to enhance, protect and rehabilitate the neighborhoods' character.

Objective 2.2: Housing Character
Maintain the historic character of the neighborhoods' housing while building on the increased demand for area homes to attract reinvestment by new families.

Objective 2.3: Home Improvement and Maintenance
Improve the condition, appearance and maintenance of the neighborhoods' housing and yards.

6. Size of Tract:
The subject property is 0.1370 acres, which could reasonably accommodate three residential dwellings.

7. Other Factors:
The applicant seeks to rezone the property to make the zoning designation consistent with the use of the property as a triplex.

This property is located within the Tobin Hill Historic District. Any future exterior modifications or new construction will require written approval from the Office of Historic Preservation. Approval of a zoning change does not supersede any requirements for design review outlined in Article VI of the Unified Development Code.